



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Don Knabe
Michael D. Antonovich
Commissioners

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

June 08, 2016

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

2-D June 8, 2016

LORI GLASGOW
EXECUTIVE OFFICER

Dear Commissioners:

**APPROVAL OF FUNDING AND ENVIRONMENTAL DOCUMENTATION FOR TWO HOUSING
DEVELOPMENTS IN EL MONTE AND LOS ANGELES
(DISTRICTS 1 & 2) (3 VOTE)**

SUBJECT

This letter recommends that your Board approve the allocation of up to \$3,465,750 for two affordable multifamily rental housing developments, and related environmental documents. The allocations recommended in this action are for two of the 10 projects selected as a result of the Notice of Funding Availability (NOFA) for Affordable Multifamily Rental Housing, Round 21 issued by the Community Development Commission (Commission).

IT IS RECOMMENDED THAT THE BOARD:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Commission has considered the attached Initial Study/Mitigated Negative Declaration (IS/MND) for the 649 Lofts project, which was prepared by the City of Los Angeles as lead agency; find that the mitigation measures identified in the IS/MND for this project are adequate to avoid or reduce potential impacts below significant levels; and find that this project will not cause a significant impact on the environment.
2. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached exemption determination for the Baldwin and Rose Family Veteran Housing project, which was prepared by the City of El Monte as lead agency; and find that this project will not cause a significant impact on the environment.
3. Approve loans to the recommended developers identified in Attachment A, using up to \$3,465,750

in County Housing Due Diligence Review funds for the two affordable multifamily housing developments identified in Attachment A.

4. Authorize the Executive Director, or his designee, to negotiate, execute, and if necessary, amend, reduce, or terminate the loan agreements with the recommended developers identified in Attachment A, or their Commission-approved designees, and all related documents, including but not limited to documents to subordinate the loans to construction and permanent financing, and any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation of each development, following approval as to form by County Counsel.

5. Authorize the Executive Director to reallocate funds set aside for affordable housing developments at the time of project funding, as needed, within each project's approved funding limit and the requirements for each funding source.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

A total of 10 projects were selected for funding awards through NOFA Round 21. Four of the 10 projects were approved by your Board on February 23, 2016. Two projects are being recommended for approval at this time. The actions listed above will allocate a total of up to \$3,465,750 in County Housing Due Diligence Review funds, which will finance the development of the two housing developments listed in Attachment A. These projects will provide a total of 110 new housing units, of which 63 units will be set aside for low-, very low-, and extremely low-income families, 28 units for homeless households, 17 units for homeless veterans, and two onsite manager's units.

Approval of these two projects is requested to ensure that they can meet the June 29, 2016 deadline for submitting Low Income Housing Tax Credit applications to the California Tax Credit Allocation Committee. The remaining four NOFA Round 21 projects have pending entitlement and environmental approvals. The Commission will return to your Board at a later date with separate actions to recommend award for the remaining projects utilizing the balance of NOFA Round 21 funding.

FISCAL IMPACT/FINANCING

The recommended loans to the developers identified in Attachment A will provide a total amount of up to \$3,465,750 in County Housing Due Diligence Review funds to finance two new housing developments. Funds are included in the Commission's proposed Fiscal Year 2016-2017 budget and will be included in future Fiscal Year budgets accordingly.

Final loan amounts will be determined following completion of negotiations with the developers and arrangements with other involved lenders. Each loan will be evidenced by a promissory note and secured by a deed of trust, with the term of affordability enforced by a recorded Covenants, Conditions, and Restrictions document.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On September 9, 2015, a total of \$29,900,000 in Affordable Housing Trust Funds was made available for capital projects through NOFA Round 21. Of this total, \$21,900,000 consisted of County Housing Due Diligence Review Funds, \$4,000,000 in HOME Investment Partnerships Program funds, \$2,000,000 in Local Housing Trust Funds awarded to the Commission by the State Department of Housing and Community Development, \$1,000,000 Affordable Housing Fund Loan

Repayments, and \$1,000,000 in Homeless Bonus Funds allocated by the First Supervisorial District. The Homeless Bonus Funds were not awarded and will be offered through NOFA Round 22.

A total of 13 applications were received by the October 21, 2014 deadline. Three of the proposals did not meet threshold criteria and were not scored. Ten of the proposals were scored on design and sustainability, supportive services, and financial feasibility. Technical reviews of the proposals received were performed by consultants. Applicants were notified of the scoring results and given two business days to appeal individual scores for procedural or technical errors. A total of five appeals were received. The Commission's Independent Review Panel reviewed the consultants' technical scoring and administratively adjudicated the appeals before making funding recommendations to the Commission's Executive Director. The Commission's Executive Director recommended that 10 projects be awarded funding.

On February 23, 2016, your Board approved funding for four projects. Two projects are being recommended for approval at this time to meet the June 29, 2016 deadline for submitting applications to the California Tax Credit Allocation Committee. The Commission will return to your Board with separate actions to recommend award for the remaining four projects using the balance of the NOFA Round 21 funding.

All of the recommended projects earned points through the NOFA's sustainable building methods and healthy design elements options, which commit projects to incorporating substantial sustainability measures and elements that seek to increase the health and well-being of residents.

The loan agreements and related documents will incorporate affordability restrictions, target assisted populations, and contain provisions requiring the developers to comply with all applicable federal, state, and local laws. The approval of these projects will leverage approximately \$41 million in additional external resources, which is almost 12 times the amount of NOFA funds invested.

The loan agreements and related documents for these projects will reflect the Special Needs set asides and indicate that the assisted units will be affordable to households earning no more than 30% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as established by the U.S. Department of Housing and Urban Development. The loan agreements will require that the affordable housing units be set aside for a period of 55 years. Subject to various underwriting requirements, the developers may be required by the Commission or other lenders to create a single asset entity to designate ownership of the project. These "designees" will be Commission-approved single asset entities created by the developers prior to execution of the Loan Agreement and all related loan documents.

This letter also recommends that the Executive Director have the authority to reallocate funds set aside for affordable housing development at the time of project funding to better align project funds with available resources. Any reallocation of funds will be made from the Commission's Affordable Housing Trust Fund, within each project's approved funding limit, in line with project needs, and within the requirements for each funding source.

ENVIRONMENTAL DOCUMENTATION

The proposed projects identified in Attachment A have been reviewed by the Commission pursuant to the requirements of CEQA.

As a responsible agency, and in accordance with the requirements of CEQA, the Commission

The Honorable Board of Commissioners

6/8/2016

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reviewed the IS/MND prepared by the City of Los Angeles for the 649 Lofts project and determined that this project will not have a significant adverse impact on the environment. The Commission's consideration of the IS/MND and filing of the Notice of Determination satisfy the State CEQA Guidelines as stated in Article 7, Section 15096.

The Baldwin and Rose Family Veteran Housing project was determined exempt from the requirements of CEQA by the City of El Monte in accordance with State CEQA Guidelines Sections 15192 and 15194. The Commission's consideration of this determination satisfies the requirements of CEQA.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The requested actions will increase the supply of affordable housing and homeless housing in the County of Los Angeles.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:CC:ml

Enclosures

ATTACHMENT A
NOFA 21 RECOMMENDED FUNDING ALLOCATIONS

Sup. District	Jurisdiction	Development/Developer	Type of Housing	Total Project Units	Housing Due Diligence Review Funds	Other Funding Resources
1	El Monte	Baldwin and Rose Family Veteran Housing/Mercy Housing	Mixed Pop./ Homeless Veterans	55	\$1,965,750	\$23,463,424
2	Los Angeles	649 Lofts/Skid Row Housing Trust	Homeless	55	\$1,500,000	\$17,701,891
TOTALS				110	\$3,465,750	\$41,165,315

RECEIVED FEB 08 2016

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY
City of Los Angeles

COUNCIL DISTRICT
CD 14 - JOSE HUIZAR

PROJECT TITLE
ENV-2015-3203-MND

CASE NO.
DIR-2015-3202-SPR, TT-73756

PROJECT LOCATION
649 S WALL ST

PROJECT DESCRIPTION

The construction, use and maintenance of a seven-story mixed-use building containing approximately 25,000 square feet dedicated to the clinic use and 54 Restricted Affordable Efficiency Dwelling units and one manager's unit located in the upper floors. The total floor area of the project will be approximately 60,274 square feet.

The subject property is comprised of one parcel 14,959 square feet (0.34 acre) in size and is zoned [Q]R5-2D. The property is currently developed with one retail building and surface parking lot.

The subject site is within the Central City Community Plan area of the City of Los Angeles and is designated High Medium Residential by the Community Plan. The subject property is located within the City Center Redevelopment Project Area, which designates the subject site as Residential. The site is located in the East Los Angeles State Enterprise Zone.

The applicant requests pursuant to L.A.M.C. Section 16.05 a Site Plan Review for the creation of 50 or more dwelling units and pursuant to L.A.M.C. Section 17.01, a Tentative Tract Map for condominium purposes.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

649 Lofts LP
1317 East 7th Street
Los Angeles, CA 90021

FINDING:

The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM

JORDANN TURNER

TITLE

City Planner

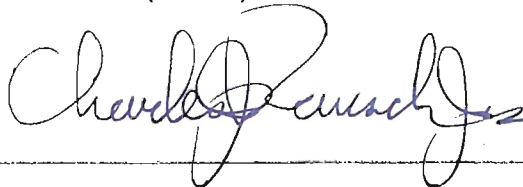
TELEPHONE NUMBER

(213) 978-1365

ADDRESS

200 N. SPRING STREET, 7th FLOOR
LOS ANGELES, CA. 90012

SIGNATURE (Official)



DATE

FEBRUARY 3, 2016

I-120. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

I-130. Aesthetics (Glare)

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

III-60. Objectionable Odors (Commercial Trash Receptacles)

- Environmental impacts may result from project implementation due to the location of trash receptacles near adjacent residences. However, these impacts will be mitigated to a less than significant level by the following measure:
- Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use.
- Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.

VII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.
- Any new construction shall include 20 percent of parking spaces set aside for EV ready parking.
- The Project shall meet the Tier 1 requirements of the Los Angeles Green Building Code.
- The Project shall meet the Tier 2 requirements of the Los Angeles Green Building Code.

XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

-
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

XII-170. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)

- Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:
- All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

XIV-10. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIV-20. Public Services (Police – Demolition/Construction Sites)

-
- Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

XIV-30. Public Services (Police)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

XVI-80. Transportation/Traffic

- The project will result in impacts to transportation and/or traffic systems. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 14 - JOSE HUIZAR	DATE: 01/14/2016
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2015-3203-MND	RELATED CASES: DIR-2015-3202-SPR, TT-73756	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: NEW 7-STORY MIXED USE BUILDING CONTAINING A MEDICAL CLINIC AND 55 RESIDENTIAL DWELLING UNITS, ALL OF WHICH ARE RESTRICTED AFFORDABLE UNITS, EXCEPT ONE UNIT FOR THE MANAGER.		
ENV PROJECT DESCRIPTION: The construction, use and maintenance of a seven-story mixed-use building containing approximately 25,000 square feet dedicated to the clinic use and 54 Restricted Affordable Efficiency Dwelling units and one manager's unit located in the upper floors. The total floor area of the project will be approximately 60,274 square feet. The subject property is comprised of one parcel 14,959 square feet (0.34 acre) in size and is zoned [Q]R5-2D. The property is currently developed with one retail building and surface parking lot. The subject site is within the Central City Community Plan area of the City of Los Angeles and is designated High Medium Residential by the Community Plan. The subject property is located within the City Center Redevelopment Project Area, which designates the subject site as Residential. The site is located in the East Los Angeles State Enterprise Zone. The applicant requests pursuant to L.A.M.C. Section 16.05 a Site Plan Review for the creation of 50 or more dwelling units and pursuant to L.A.M.C. Section 17.01, a Tentative Tract Map for condominium purposes.		
ENVIRONMENTAL SETTINGS: The subject site is located at the northwest corner of 7th Street and Wall Street, the Project Site consists of 14,959 square feet of lot area currently developed with a one-story retail building, consisting of an 11,055-square foot building footprint, and surface parking lot with 12 parking spaces. The existing improvements are proposed to be demolished and to be replaced with entirely new construction. The site is surrounded by a mix of commercial, residential and industrial zones. [Q]R5-2D zoned properties are located immediately adjacent to the west of the project site and are developed with retail and wholesale uses, as well as a 3-story building, with ground floor retail and apartment units above, that adjoins the project site. Further to the west, in the next block, properties are zoned C2-2D and developed with PF-2D zoning adjoins the project site to the north. To the east, across Wall Street, properties are zoned [Q]R5-2D and developed with retail and wholesale uses. Properties to the south, across 7th Street, are zoned M2-2D and are developed with parking lots and the Los Angeles Flower Marts.		
PROJECT LOCATION: 649 S WALL ST		
COMMUNITY PLAN AREA: CENTRAL CITY STATUS: <input type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: DOWNTOWN LOS ANGELES

EXISTING ZONING: [Q]R5-2D	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 55	LA River Adjacent:
GENERAL PLAN LAND USE: HIGH MEDIUM RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 55	
	PROPOSED PROJECT DENSITY: 55	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Planner

(213) 978-1365

Signature

Title

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC <input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST

(To be completed by the Lead City Agency)

Background

PROPONENT NAME:

649 Lofts LP

APPLICANT ADDRESS:

1317 East 7th Street
Los Angeles, CA 90021

AGENCY REQUIRING CHECKLIST:

Department of City Planning

PROPOSAL NAME (if Applicable):**PHONE NUMBER:**

(213) 683-0522

DATE SUBMITTED:

08/28/2015

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	Have a substantial adverse effect on a scenic vista?		✓	
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?		✓	
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✓		
II. AGRICULTURE AND FOREST RESOURCES				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
III. AIR QUALITY				
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?		✓	
e.	Create objectionable odors affecting a substantial number of people?	✓		
IV. BIOLOGICAL RESOURCES				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
V. CULTURAL RESOURCES				

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			✓	
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	
d.	Disturb any human remains, including those interred outside of formal cemeteries?			✓	

VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?			✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?			✓	
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓		
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓	
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?			✓	
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓		
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
XIII. POPULATION AND HOUSING					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
XIV. PUBLIC SERVICES					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?		✓		
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?		✓		
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?			✓	
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?			✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?			✓	
XV. RECREATION					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
XVI. TRANSPORTATION/TRAFFIC					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓
e.	Result in inadequate emergency access?	✓		
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		✓	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?		✓	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2015-3203-MND** and the associated case(s), **DIR-2015-3202-SPR, TT-73756**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
JORDANN TURNER	City Planner	(213) 978-1365	01/05/2016

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. The proposed project is an 93-foot tall mixed-use project with 55 residential units and approximately 25,000 square feet of medical uses. As there are no unique scenic vistas or focal points in the vicinity of the site, impacts will be less than significant.	
b.	NO IMPACT	The project site is located at the corner of 7th Street and Wall Street. 7th Street is designated as an Avenue II and Wall Street is designated as a Local Street The City of Los Angeles' General Plan Mobility Element (Appendix B) indicates that no City-designated scenic highways are located near the project site. Therefore, no impacts related to scenic highways would occur.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. The project shall comply with Los Angeles Municipal Code Section 91.6205 and 14.4.17 as it relates to temporary signage during the demolition, construction, and grading of the site, including affixing or painting a plainly visible sign, on the publicly accessible portions of the construction barriers, with the following language: "POST NO BILLS". The proposed project will be required to submit a landscape plan pursuant to LAMC Section 12.21-G and comply with applicable requirements of 12.40, 12.41, and 12.42. The project proposes to construct a new mixed-use project with a height of 93 feet. There are retail buildings, public parking lots and structures located in the immediate vicinity of the project site. There are no sensitive uses such as outdoor recreational areas for the building located within the length of the shadow. There are no sensitive uses located to the directly north of the site. As such, impacts will be less than significant.	

Impact?	Explanation	Mitigation Measures
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d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. The project could create significant new sources of light and glare due to the use of security lighting and various building materials. Incorporation of the mitigation measures would reduce project impacts to less than significant levels.</p>	I-120, I-130
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II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	<p>A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, therefore no impact would occur.</p>	
b.	NO IMPACT	<p>A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The Central City Community Plan designates the project site for High Medium Residential and is zoned [Q]R5-2D-O and would not conflict with zoning for agricultural uses. The proposed project will not cause conflict with the Williamson Act. As the project site and surrounding area is an urban area. Therefore, impacts no impact will result</p>	
c.	NO IMPACT	<p>A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The Central City North Community Plan designates the project site for High Medium Residential and is zoned [Q]R5-2D-O. The surrounding properties are similarly zoned for commercial and residential development. Accordingly, the proposed</p>	

Impact?	Explanation	Mitigation Measures
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		project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur	
d.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The Central City Community Plan designates the project site for High Medium Residential and is zoned [Q]R5-2D-O. The surrounding properties are similarly zoned for commercial and residential development. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.	

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project with 55 residential units and 25,000 square feet of medical clinic uses is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, impacts would be less than significant.	
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Impact?	Explanation	Mitigation Measures
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Construction of the proposed project would contribute to air quality emissions through the use of heavy-duty construction equipment, truck deliveries and haul trips, and vehicle trips generated by construction workers traveling to and from the project site. Fugitive dust emissions would primarily result from earthwork activities. Nitrogen oxide (NOX) emissions would primarily result from the use of construction equipment. It is mandatory for all construction projects in the South Coast Air Basin (Basin) to comply with SCAQMD Rule 403 for Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas. Compliance with Rule 403 would reduce regional particulate matter emissions associated with construction activities and the impacts would be less than significant.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>The project does not propose to have a subterranean level and proposes less than 500 cubic yards of grading. While grading will be minimal, the construction phase will produce fugitive dust and mobile sources emissions as a result of construction activity. The proposed project and the whole of the Los Angeles metropolitan area are located within the Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for ozone (O3), respirable particulate matter (PM10), PM2.5, and lead (Pb) and a federal attainment/maintenance area for carbon monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for nitrogen dioxide (NO2), sulfur oxides (SOX), and Pb. Because the Basin is designated as a State and/or federal</p>	

Impact?	Explanation	Mitigation Measures
	<p>nonattainment air basin for O3, PM10, PM2.5, and NO2, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. Operational and construction regional emissions would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants. Impacts during construction will be less than significant due to existing regulations and compliance with SCAQMD Rule 403 during the construction phase.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g., residences) away from nearby sources of air pollution. Relevant recommendations include avoid siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). The project site is located approximately a mile north of Interstate 10 and is not located within proximity of a large gas station. The location of the proposed project would be consistent with CARB recommendations for locating new sensitive receptors. Therefore, the proposed project would have a less-than-significant impact.</p>	
e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical</p>	III-60

Impact?	Explanation	Mitigation Measures
	<p>construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed project would not cause an odor nuisance. As proposed, the trash and recycling room will be located within the ground floor of the building. Mitigation measures have been incorporated to reduce the impacts of objection odors created from trash from the use to a less than significant level.</p>	
IV. BIOLOGICAL RESOURCES		
a.	NO IMPACT	<p>A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project site is located within the Central City Community Plan, within an urbanized area. There is no existing landscaping on the site. Therefore, there will no impacts will result on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p>
b.	NO IMPACT	<p>A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The project site does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. Therefore, the proposed project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.</p>
c.	NO IMPACT	<p>The project site is located in a highly urbanized area. There are no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) on the site. Therefore, no impacts would occur.</p>

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the project site and surrounding area, the lack of a major water body, and the limited number of trees, the project site does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. There are no trees located on the site or within the public rights-of-way located adjacent to the site. Therefore, there will be no conflict with existing policies or ordinances in regards to tree preservation. No impact will result.	
f.	NO IMPACT	The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.	

V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be substantially altered the environmental context of, or removed identified historical resources. The project site is developed with a one-story retail building and surface parking lot. The retail building was constructed in 1922. However, the structure is not a designated historic resource nor does it appear within the Survey LA database as a potential historical resource. Therefore, any impacts to a historic resource will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant	

Impact?	Explanation	Mitigation Measures
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		<p>archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. The project proposes minimal grading, less than 500 cubic yards, as part of the construction of the mixed-use project. Project-related excavation for the building footing may have the potential to uncover archaeological resources. However, if archeological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. The project site has been developed as a commercial building since 1922. The proposed project would require ground disturbance that may involve excavation into native soils that contain paleontological resources. The project proposes minimal grading, less than 500 cubic yards, as part of the construction. If paleontological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Sections 5097.5 and 30244. Therefore, the impact would be less than significant.</p>	
d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. The project proposes minimal grading, less than 500 cubic yards, as part of the construction of the mixed-use project. While no formal cemeteries, other places of human internment, or burial grounds or sites are known to occur within the project site, there is always a possibility that human remains can be encountered during construction. If human remains are found during excavation, the project will need to follow procedures as detailed in the California Health and Safety Code Section 7050.5. If human remains of Native American origin are discovered</p>	

Impact?	Explanation	Mitigation Measures
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during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. Therefore, the impact would be less than significant

VI. GEOLOGY AND SOILS

a.	NO IMPACT	The project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. Therefore, no impacts would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The project site is located approximately .94 kilometers from the Puente Hills Blind Thrust fault zone. However, the proposed project would be designed and constructed in accordance with State and local building codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less than significant	
c.	NO IMPACT	This site is not located within a liquefaction zone. Therefore, no impacts would result.	
d.	NO IMPACT	The project site and surrounding area are relatively flat and is not located within a landslide area. Therefore, no impacts would result.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. The project proposes minimal grading, less than 500 cubic yards, as part of the construction of the project. Construction of the proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Site preparation would require removal of all vegetation, any unsuitable fill, and asphalt and concrete paving, exposing pervious surfaces to wind and	

Impact?	Explanation	Mitigation Measures
	<p>rainfall. Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQBC) through the City's Stormwater Management Division. In addition, the proposed project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. In addition, all onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety Grading Division prior to the recording of the final map. Therefore, a less than significant impact would occur with respect to erosion or loss of topsoil. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit."</p>	
f.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The project site is not located within a landslide or liquefaction area; however, the construction of the project will be required by the Department of Building and Safety to comply with the City of Los Angeles California Building Code (CBC). Therefore, the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less than significant.</p>	
g.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Soils on the project site may have the potential to shrink and swell resulting from changes in the moisture content. the construction of the project will be required by the Department of Building and Safety to comply with the City of Los Angeles California Building Code (CBC), therefore the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less than significant.</p>	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.	
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VII. GREEN HOUSE GAS EMISSIONS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and anthropogenic (human generated), that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 179,890). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. As the LAGBC includes applicable provisions of the State's CALGreen Code, a new development project that can demonstrate it complies with the LAGBC is considered consistent with statewide GHG reduction goals and policies including AB32 (California Global Warming Solutions Act of 2006). Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. As required by the Department of Building and Safety, the project will be required to provide 25 automobile parking spaces for the proposed project. While it is anticipated that the generation of GHG emissions from the proposed project would not make a cumulatively</p>	VII-10
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Impact?	Explanation	Mitigation Measures
	considerable contribution to emissions, mitigation measures have been incorporated to ensure that in the future, the site would be able to provide charging stations for electric vehicles. In doing so, the project would further mitigate potential impacts and ensure that generation of GHG emissions from the project are less than significant.	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that reduce vehicle miles traveled that contribute to GHG emissions, as required by AB 32. The proposed project would construct a mixed-use building with a medical clinic and 55 restricted affordable efficiency residential units within close proximity to transit, as well as within close proximity to commercial destinations for businesses and travelers to the area and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The proposed project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less-than-significant impact related to GHG reduction plans.</p>	
VIII. HAZARDS AND HAZARDOUS MATERIALS		

Impact?	Explanation	Mitigation Measures
a.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant</p>	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The site has been improved with a commercial building since 1922. Demolition of the building would have the potential to release asbestos fibers into the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed by a certified asbestos containment contractor in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required. With this compliance, the proposed project would result in a less-than-significant impact related to asbestos and LBP.</p>	
c.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. The project site is located approximately 500 feet from Jardin de la Infancia School. While the project site is located within the vicinity of existing schools, the proposed project is not expected to result in the release, emission, handling, and disposal of</p>	

Impact?	Explanation	Mitigation Measures
	hazardous materials. The project will be required to comply with mitigations imposed by Department of Building and Safety and comply with regulations of the Fire Department. Impacts will be less than significant.	
d.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. The project site has not been identified on EnviroStore. However, the site has been improved with a commercial building since 1922. Demolition of the building would have the potential to release asbestos fibers into the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed by a certified asbestos containment contractor in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required. With this compliance, the proposed project would result in a less-than-significant impact related to asbestos and LBP.</p>	
e.	<p>NO IMPACT</p> <p>The project site is located approximately 12.7 miles from Santa Monica Airport, 17 miles from LAX Airport, and 18 miles from Burbank Airport. While the proposed project will have a maximum overall height of 82-feet, the project site is not located within an Airport Hazard site. Therefore, no impact would result.</p>	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	The project site is not located within two miles of a private airstrip. Therefore, no impacts would occur	
g.	LESS THAN SIGNIFICANT IMPACT	The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. The project would be required to receive approval from LAFD, mitigation measures have been incorporated to further reduce the impacts to a less than significant level	
h.	NO IMPACT	A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City. The area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires. Therefore, the proposed project would not expose people or structures to a risk of loss, injury, or death involving wildland fires, and no impact would occur.	

IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). The proposed project is the construction of a new seven-story mixed-use building with 54 residential units and approximately 25,000 square feet of medical clinic uses. The proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. Therefore, the proposed project would result in less-than-significant impacts.	
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Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The project will require minimal grading within a methane zone; however, the project would be required to comply with Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. Therefore, project development would not impact groundwater supplies or groundwater recharge, and impacts will be less than significant.</p>	
LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. There are no streams or rivers located in the project vicinity. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. Therefore, the proposed project would result in less than significant impact related to the alteration of drainage patterns and on- or off-site erosion or siltation.</p>	
LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. As discussed above, there are no streams or rivers located in the project vicinity. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Since the</p>	

Impact?	Explanation	Mitigation Measures
	<p>project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not substantially change the volume of storm water runoff in a manner that would result in flooding on- or off-site. Accordingly, significant alterations to existing drainage patterns within the site and surrounding area would not occur. Therefore, the proposed project would result in less than significant impacts related to the alteration of drainage patterns and on- or off-site flooding.</p>	
e. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, water runoff after development would not exceed the capacity of existing or planned drainage systems. Therefore, the proposed project would result in less than significant impacts related to existing storm drain capacities or water quality</p>	
f. NO IMPACT	<p>A significant impact may occur if a project includes potential sources of water pollutants that would have the potential to substantially degrade water quality. The proposed project does not include potential sources of contaminants, which could potentially degrade water quality and would comply with all federal, state and local regulations governing storm water discharge. Therefore, no impact would occur</p>	
g. NO IMPACT	<p>A significant impact would occur if the proposed project would be located within a 100-year floodplain or would impede or redirect flood flows. The project site is not located within a 100-year plain. Therefore, the proposed project would not be located in such areas, and no impact related to flood zones would occur</p>	
h. NO IMPACT	<p>A significant impact would occur if the proposed project would be located within a 100-year floodplain or would impede or redirect flood flows. The project site is not located within a 100-year plain. Therefore, the proposed project would not be located in such areas, and no impact related to flood zones would occur.</p>	

Impact?	Explanation	Mitigation Measures
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i.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. The project site and the surrounding areas are not located within a flood hazard area. Accordingly, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding. Therefore, the proposed project would have no impact related to flooding.	
j.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. The project site and the surrounding areas are not located near a water body to be inundated by seiche and is not located within a tsunami inundated zone. Therefore, the project would have no impact related to inundation by seiche, tsunami, or mudflow.	

X. LAND USE AND PLANNING

a.	LESS THAN SIGNIFICANT IMPACT	The project site is located within a mixed-use corridor with commercial uses, residential buildings, retail and wholesale buildings within the Central City Community Plan. The surrounding areas are developed with a range of commercial and warehouse uses, as well as multi-family residential buildings. Buildings in the area range from one to four stories in height. As proposed, the project would be consistent with the existing development in the area, as well as future potential development in the area. Impacts will be less than significant	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is currently improved with a commercial building and surface parking lot. The project site is located within the Central City Community Plan with a land use designation of High Medium Residential and is zoned [Q]R5-2D. The proposed construction of a mixed-use building with a medical clinic and 55 residential units is consistent with the permitted use per the Qualified "Q" Conditions of the zone and the proposed 3.3 Floor Area Ratio (FAR)	

Impact?	Explanation	Mitigation Measures
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		is consistent with the FAR bonus permitted per the the Greater Downtown Housing Incentive Area ordinance. . With the approval of the Tract Map and Site Plan Review the project will be in compliance with the Zone Code and impacts of the project will be less than significant.	
c.	NO IMPACT	A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site is not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur	

XI. MINERAL RESOURCES

a.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits. The project site is currently designated for High Medium Residential uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits. The project site is currently designated for High Medium Residential uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.	

XII. NOISE

Impact?	Explanation	Mitigation Measures
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a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. In addition to mitigation measures imposed herein, the project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, which prohibit the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible.</p>	XII-20, XII-170
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. High levels of vibration may cause physical personal injury or damage to buildings. However, vibrations rarely affect human health. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. However, with mitigation, the proposed project would result in a less-than-significant impact related to construction vibration.</p>	XII-20
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. New stationary sources of noise, such as rooftop mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and</p>	XII-20, XII-170

Impact?	Explanation	Mitigation Measures
	filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. Mitigation measures have been incorporated to reduce impacts to a less than significant level.	
d.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p> <p>The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. In addition to mitigation measures imposed herein, the project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, which prohibit the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible.</p>	XII-20
e.	<p>NO IMPACT</p> <p>The project site is located approximately 11.9 miles from Santa Monica Airport, 14.1 miles from Burbank Airport, 17.7 miles from Van Nuys Airport, and 21 miles from LAX Airport. Therefore, no impact would result.</p>	
f.	<p>NO IMPACT</p> <p>The project site is not located within two miles of a private airstrip. Therefore, no impacts would occur.</p>	
XIII. POPULATION AND HOUSING		
a.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The project proposes to construct a mixed-use project with 55 residential units 25,000 square feet of medical clinic uses. The project is not anticipated to cause a significant increase in population. While the project has the potential to increase employment in the area, it is not anticipated to directly or indirectly induce population growth in the area. Impacts will be less than significant.</p>	
b.	<p>NO IMPACT</p> <p>The project site is developed with a surface parking lot and one-story retail buildings. The project would require demolition of the existing improvements. However there are no dwelling units on-site. Therefore no impacts to housing displacement will result.</p>	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	The project site is developed with a surface parking lot and one-story retail buildings. The project would require demolition of the existing improvements. However there are no dwelling units on-site. Therefore no impacts to housing displacement will result.	
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XIV. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site is serviced by Fire Station 9, located at 430 East 7th Street (approximately 0.1 miles to the east of the project site). The proposed project will construct a new mixed-use project with 55 residential units and 25,000 square feet of medical clinic uses which could increase the number of emergency calls and demand for LAFD fire and emergency services. While the proposed project is not expected to create capacity or service level problems, mitigation measures have been incorporated to ensure that the project complies with Fire Department recommendations for fire safety. Incorporation of the mitigation measure will reduce the project impacts to a less than significant level.	XIV-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project will construct a 25,000 square-foot medical clinic and 55 residential units, it could increase demand for police service. The project site and the surrounding area are currently served by LAPD's Central Community Police Station, located at 251 East 6th Street (approximately 0.1 miles northwest of the project site). Mitigation measures have been incorporated to reduce impacts during the construction phase of the project to a less than significant level.	XIV-20, XIV-30
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The	

Impact?	Explanation	Mitigation Measures
	<p>proposed project will construct a new mixed-use project with 55 residential units and approximately 25,000 square feet of clinical uses. It is not anticipated that the project would increase enrollment in the surrounding schools. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Impacts on school facilities would be less than significant.</p>	
d.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The project will construct a mixed-use project with 55 residential units and 25,000 square feet of clinical uses. The residential units will be required to comply with the City's Dwelling Unit Construction Tax pursuant to LAMC Section 21.10. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.</p>	
e.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed project will construct a new mixed-use project with 55 units and 25,000 square feet of clinical uses. While the project has the potential to increase employment in the area, it is not expected to directly increase in population. As a result of the proposed project, there may be an increase demand for other public services; however, it would not create substantial capacity or service level problems that would require the provision of new or physically altered other public</p>	

Impact?	Explanation	Mitigation Measures
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	facilities in order to maintain an acceptable level of service for other public services. Therefore, the proposed project would result in a less than significant impact on other public services	
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XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The construction of 55 apartment residential units will be required to comply with the City's Dwelling Unit Construction Tax pursuant to LAMC Section 21.10. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The project will construct a new mixed-use project consisting of 55 apartment units and 25,000 square feet of clinical uses. The proposed project would not require the construction or expansion of existing recreational facilities. The project proposes 2,763 square feet of open space. The construction of recreational facilities within the grounds is not anticipated to have an adverse physical effect on the environment. Impacts will be less than significant.	

XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would generate and/or cause a diversion or shift of 500 or more daily trips or 43 or more p.m. peak hour vehicular trips on the street system. The Department of Transportation has reviewed the project and has determined that the project would generate 29 a.m. and 27 p.m. peak hour vehicular trips. In a referral dated October 15, 2015, the DOT determined that the project would have less than significant impacts and would not require an additional traffic study. Impacts will be less than significant	
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Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would add 50 or more a.m. or p.m. peak hour trips to a freeway on- or off-ramp, or add 150 or more one-way vehicle trips to a Congestion Management Program (CMP) mainline freeway monitoring segment during either the a.m. or p.m. peak hours. The project site is located approximately 5,000 feet from a freeway on- or off-ramp; however, in a referral form dated October 15, 2015 the Department of Transportation has determined that the proposed project would generate 29 a.m. and 27 p.m. peak hour vehicular trips and would have less than significant impacts on a highway. Impacts will be less than significant	
c.	NO IMPACT	The project site is located approximately 11.9 miles from Santa Monica Airport, 14.1 miles from Burbank Airport, 17.7 miles from Van Nuys Airport, and 21 miles from LAX Airport. Therefore, no impact would result.	
d.	NO IMPACT	The proposed project does not involve any design features that are unusual for the area or uses that are incompatible for the area. The Department of Transportation did an initial review of the layout and found that it was acceptable; however, further review would be required at the time of permitting. In a referral form dated October 15, 2015, DOT found that no impacts would be anticipated.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A significant impact would occur if the project impaired implementation of or physically interfered with an adopted emergency response plan or emergency evacuation plan. The project will be required to obtain approval from the Fire Department during the building permit process and as such, the emergency access impacts will be less than significant.	XVI-80
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project would conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of facilities supporting alternative transportation. The proposed project will comply with existing regulation as it relates to providing bicycle facilities. In a referral form dated October 15, 2015, the Department of Transportation determined that there would be no impacts. However, there is	

Impact?	Explanation	Mitigation Measures
	the potential that pedestrian safety may be impacted during the construction phase of the project. Mitigation measures have been incorporated to reduce the impacts on the safety of pedestrians during the demolition, grading, and construction phase of the project to a less than significant level.	
XVII. UTILITIES AND SERVICE SYSTEMS		
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The proposed project is the construction of a mixed-use project with 55 residential units and 25,000 square feet of medical clinical uses. The wastewater generated from the site would be typical of mixed use projects and would enter into and be treated at the Hyperion Treatment Plant (HTP). As the HTP is in compliance with the State's wastewater treatment requirements, the project would not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQC). The wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements.
b.	LESS THAN SIGNIFICANT IMPACT	LADWP conducts water planning based on forecast population growth. The construction, use, and maintenance of a mixed-use project with 55 residential units and 25,000 square feet of clinical uses is not anticipated to directly induce population growth in the area. It is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water

Impact?	Explanation	Mitigation Measures
	<p>treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less than significant impact related to water or wastewater infrastructure.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. Development of the proposed project would maintain existing drainage patterns; site-generated surface water runoff would continue to flow to the City's storm drain system. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not significantly change the volume of storm water runoff. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, the proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would result in a less-than-significant impact related to existing storm drain capacities.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>The proposed project is the construction, use, and maintenance of a mixed-use project with 55 residential units and approximately 25,000 square feet of medical uses. It is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered</p>	

Impact?	Explanation	Mitigation Measures
	<p>in the LADWP 2010 Urban Water Management Plan. It is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. However, mitigation measures have been incorporated to further reduce the impacts of commercial utilities on water supplies. Impacts will be less than significant.</p>	
e.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The proposed project is the construction, use, and maintenance of a mixed-use project with 55 residential uses and approximately 25,000 square feet of medical clinic uses. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less than significant impact related to water or wastewater infrastructure.</p>	
f.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project's residential and retail components is anticipated to be collected by the BOS and private waste haulers, respectively. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant</p>	

Impact?	Explanation	Mitigation Measures
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		impact related to solid waste.	
g.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project's residential and retail components is anticipated to be collected by the BOS and private waste haulers, respectively. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.</p>	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	<p>Based on the analysis in this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. However, during project construction, the proposed project may encounter unknown cultural resources, including archaeological and paleontological resources. Compliance with existing regulations would reduce impacts to less than significant levels.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. All potential impacts of the proposed project would be reduced to less than significant levels with implementation of the mitigation measures provided in the previous</p>	

Impact?	Explanation	Mitigation Measures
	sections. None of these potential impacts are considered cumulatively considerable, and implementation of the mitigation measures identified will ensure that no cumulative impacts will occur as a result of the proposed project.	
c. LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.	

DEPARTMENT OF TRANSPORTATION REFERRAL FORM

Note: Submit this form to the Department of Transportation (DOT) for their review and analysis of traffic, access and circulation of the proposed project. The referral form is a required attachment to any application that includes one of the following (please check the box for the application the referral form is intended for):

- ☐ A project that requires Site Plan Review (unless the Traffic Study or Technical Memorandum process with DOT has already begun)
- ☐ A project with new floor area or a change of use that requires the filing of an Environmental Assessment Form (EAF), this referral form replaces the previously used Initial Study Assessment Form (ISAF) (unless the Traffic Study or Technical Memorandum process with DOT has already begun)
- ☐ A project with new floor area and frontage along a Major or Secondary Highway
- ☐ A project that proposes bicycle parking in the public right-of-way
- ☐ A project in a Transportation Specific Plan area:
 - Central City West Specific Plan (*Downtown Planning Office*)
 - Coastal Transportation Corridor Specific Plan (*West LA Planning Office*)
 - Glencoe/Maxella Specific Plan (*West LA Planning Office*)
 - Warner Center Specific Plan (*Valley Planning Office*)
 - West Los Angeles Transportation Improvement and Mitigation Specific Plan (*West LA Planning Office*)
 - Venice Coastal Zone Specific Plan (*West LA Planning Office*)
 - Ventura-Cahuenga Boulevard Corridor Specific Plan (*Valley Planning Office*)

This form can also determine whether a change of use meets the definition of a Development Project as per LAMC Section 16.05 C1 (c) and (d).

Pursuant to LAMC Section 19.15, a review fee payable to DOT may be required to process this form. The applicant should contact the appropriate DOT Development Services Office to arrange payment.

DOT's Traffic Study Policies and Procedures can be found on ladot.lacity.org, under "B-PERMIT & TRAFFIC STUDIES".

Applicable Code Section/Ordinance: LAMC Section 16.05; various

Additional Requirements: When submitting this referral form to DOT, include the documents listed below (unless the form is being used to determine whether a change of use meets the definition of a Development Project as per LAMC Section 16.05 C1 (c) and (d)).

- ☐ Copy of completed Master Land Use Permit Application
- ☐ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation
- ☐ If filing for purposes of Site Plan Review, a copy of completed Site Plan Review Supplemental Application

DEPARTMENT OF TRANSPORTATION DEVELOPMENT SERVICES DIVISION OFFICES

Downtown Planning Office

213.972.8482
100 S Main St, 9th Floor
Los Angeles, CA 90012

West Los Angeles Planning Office

213.485.1062
7166 W Manchester Blvd
Los Angeles, CA 90045

Valley Planning Office

818.374.4699
6262 Van Nuys Blvd, 3rd Floor
Van Nuys, CA 91401

Project Name:

Project Address: 649 S. Wall Street, 317 and 325 E. 7th Street

Project Description: 7 - Story Mixed-Use Building containing a medical clinic and 55 units with the exception of 1 unit set aside for manager, the remaining will be restricted affordable units as defined by LAMC 12.22A

Applicant Name: Dana Trujillo

Applicant E-mail: dana@skidrow.org

Applicant Phone: (213) 683-0522

TO BE COMPLETED BY DOT STAFF ONLY

TRIP GENERATION CALCULATION

	Uses (list each use)	Project (square feet or dwelling units)	Land Use ADT (trip generate rate)	Subtotal ADT (number of trips)	Total ADT (number of trips)
Existing	Retail	14760 SF	42.7/1000 SF	630	630
Proposed	Assisted Living	99 Rooms	2.66/bed	146	
	Medical Office	66 Employees	8.91/employee	588	734
Net Increase / Decrease (+ or -)					104

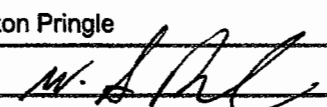
POTENTIAL TRANSPORTATION & CIRCULATION IMPACTS

(to be completed only for projects with new floor area or a change of use that requires the filing of an Environmental Assessment Form (EAF))

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Pursuant to CEQA Appendix G, part XVI – Transportation/Traffic, would the project:				
a) conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) result in a change in air traffic patterns...	<i>(this is for information purposes only and is not applicable to DOT; it pertains to LAWA)</i>			
d) substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) result in inadequate emergency access?	<i>(this is for information purposes only and is not applicable to DOT; it pertains to LAWA)</i>			
f) conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Peak Hour Trips: A.M. : 29 P.M. : 27

DOT Comments: *Note: An analysis of nearby intersections showed acceptable LOS.
 submit a parking a driveway plan to LADOT's Construction Services Center at 201 N. Figueroa St, Counter No. 3, for review and approval. Check with Bureau of Engineering for any required street improvements. (Note: health club is ancillary to hotel and restaurant expansion is negligible)

Traffic Study Required? Yes: _____ No: X*
Prepared By: Weston Pringle **Phone:** (213) 972-8482
 (DOT Staff Name Printed)
Signature:  **Date:** October 15, 2015



CITY OF EL MONTE

ECONOMIC DEVELOPMENT DEPARTMENT

Minh Thai
*Economic Development
Director*

March 23, 2016

Erika Villablanca
Mercy Housing California
1500 S. Grand Avenue, Suite 100
Los Angeles, CA 90015

**SUBJECT: 9960 BESSIE AVENUE, 4103 – 4163 BALDWIN AVENUE AND
10020 BESSIE AVENUE, 4102 – 4156 BALDWIN AVENUE**
TENTATIVE PARCEL MAP NO. 73961, CONDITIONAL USE PERMIT NO. 20-
15, VARIANCE NOS. 04-15 AND 05-15, AND MODIFICATION NO. 45-15

Dear Ms. Villablanca,

On March 22, 2016, the City of El Monte Planning Commission adopted Resolution No. 3430 approving Tentative Parcel Map No. 73961, Conditional Use Permit No. 20-15, Variance Nos. 04-15 and 05-15, and Modification No. 45-15, subject to the conditions of approval, for a 55 unit veterans affordable housing development at the above referenced address. Attached is a signed copy of the Planning Commission Resolution.

There is a ten day appeal period for the Planning Commission's decision. Once the appeal period has passed, the decision becomes effective. The approval is valid for 24 months from the effective date. Also, once the project is effective, you will need to obtain any necessary licensing permits to begin operation as outlined in the conditions of approval. Attached is the Agreement Accepting Conditions. Please sign and return the agreement to the City Planning Division staff as soon as possible.

If you have any further questions, please contact the project planner Betty Donovanik at (626) 580-2056 or via email at bdonavanik@elmonteca.gov.

Sincerely,



Jason C. Mikaelian, AICP
City Planner



Minh Thai
Economic Development Director

cc: Betty Donovanik, Senior Planner

Enclosure: Resolution No. 3430
Agreement Accepting Conditions

RESOLUTION NO. 3430

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 73961, CONDITIONAL USE PERMIT NO. 20-15, VARIANCE NOS. 04-15 AND 05-15, AND MODIFICATION NO. 45-15, AND ADOPTING A STATUTORY AFFORDABLE HOUSING EXEMPTION TO PERMIT THE CONSTRUCTION OF A 55 UNIT VETERANS AFFORDABLE HOUSING DEVELOPMENT ON A 3.71-ACRE PROJECT SITE LOCATED AT 9960 BESSIE AVENUE, 4103 – 4163 BALDWIN AVENUE AND 10020 BESSIE AVENUE, 4102 – 4156 BALDWIN AVENUE, EL MONTE, CALIFORNIA.

The Planning Commission of the City of El Monte, County of Los Angeles, State of California, does hereby find, determine and resolve as follows:

SECTION 1 – PROJECT DESCRIPTION. On October 20, 2015, Mercy Housing California, 1500 South Grand Avenue, Suite 100, Los Angeles, California, 90015, filed an application for Tentative Parcel Map No. 73961, Conditional Use Permit No. 20-15, Variance Nos. 04-15 and 05-15, and Modification No. 45-15 for the construction of a 55 unit veterans affordable housing development on two sites totaling 3.71 acres within the C-3 General Commercial Zone.

SECTION 2 – PUBLIC HEARING. This request is made pursuant to the requirements of Chapters 16.12, 17.20, and 17.24 of the El Monte Municipal Code (EMMC). The subject properties are located at 9960 Bessie Avenue, 4103 – 4163 Baldwin Avenue, 10020 Bessie Avenue, and 4102 – 4156 Baldwin Avenue, El Monte, California, and described as follows, to wit:

APN: 8577-012-900 through 913 and APN 8577-014-900 through 911

Pursuant to which after due notice as required by law, a full and fair public hearing was held to consider an adoption of a Statutory Exemption, and approve Tentative Parcel Map No. 73961, Conditional Use Permit No. 20-15, Variance Nos. 04-15 and 05-15, and Modification No. 45-15 for the construction of a 55 unit veteran affordable housing development, before this Planning Commission on March 22, 2016 at which time, all interested persons were given full opportunity to be heard and present evidence.

SECTION 3 - ZONING. The property is located within the C-3 General-Commercial zoning district. Surrounding properties are of similar land uses, with the land uses are as follows:

- North: RR & M-2; Transitway & Industrial/ Business Park Railroad and Industrial/manufacturing uses
- East: R-4; Single-family and multi-family residential
- South: C-3; Commercial, multi-family and single-family residential
- West: R-4; Single-family and multi-family residential

SECTION 4 - GENERAL PLAN. That the General Plan Land Use Designation is General Commercial. The proposed 55 unit veterans affordable housing development is permitted on subject properties upon the approval of Conditional Use Permit and is consistent with the goals of the EMMC and the 2011 El Monte General Plan.

SECTION 5 - ENVIRONMENTAL. That In accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, staff has conducted the appropriate environmental analysis and based on that assessment, the City has determined the requested project

to be Statutorily Exempt (Article 12.5 Exemption for Agricultural Housing, Affordable Housing, and Residential Infill Project, pursuant to Sections 15192 and 15194) in accordance with the requirements of the State CEQA Guidelines. No further environmental assessment is necessary.

SECTION 6 – TENTATIVE PARCEL MAP FINDINGS. That all necessary findings for the granting of the Tentative Parcel Map pursuant to Section 16.12.100 of the El Monte Municipal Code can be made in a positive manner and are as follows:

- A. That the proposed map is consistent with applicable general and specific plans.

Finding of Fact:

The proposed project is located within the General Commercial land use designation by the El Monte General Plan, which allows residential uses with the approval of a Conditional Use Permit. Per the Zoning Code, all buildings used exclusively for dwelling purposes shall comply with the development standards of the R-4 High Density Multiple Family Dwelling zone.

The high density residential designation allows a maximum density of 25 dwelling units per acre (du/ac) for a maximum of 92 units for the site 3.71 acre site. The proposed density is 14.8 du/ac; consistent with the General Plan. The project site is currently vacant and consists of numerous properties formerly developed with residential and commercial uses. The project site is surrounded by single-family and multiple family residential, and commercial uses. With the approval of Conditional Use Permit No. 20-15, the proposed project will provide a use that is consistent and compatible with the intended land uses for the area as specified by the General Plan by sensitively integrating higher density residential uses along major corridors consistent with corridor implementation plans (General Plan Land Use Element Policy LU-9.2). Therefore, the proposed development project is consistent with the General Plan vision and policies intended for the General Commercial land use designation.

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Finding of Fact:

The proposed project is located within the General Commercial land use designation by the El Monte General Plan, which allows residential uses with the approval of a Conditional Use Permit. Per the Zoning Code, all buildings used exclusively for dwelling

purposes shall comply with the development standards of the R-4 High Density Multiple Family Dwelling zone.

The project site consists of 13 vacant parcels on the east side of Baldwin Avenue and 14 vacant parcels on the west side of Baldwin Avenue. There is also a City-owned storm drain pump station located on the northern portion of the western side of the site. The parcel map would consolidate the parcels for a 55-unit multiple family affordable housing development with a maximum density of 14.8 du/ac which is consistent with the maximum 25 du/ac density of the high density residential General Plan land use designation.

The vision, goals and policies of the El Monte General Plan for the High Density Residential land use designation encourages apartments near a mix of transportation, shopping, business, public services, and public facilities. General Plan Policy LU-9.7 Housing Design requires excellence in residential architecture design and construction practices exemplified by high quality and durable building materials, aesthetics, functionality, and sustainability in concert with expectations of architecture in the Community Design Element and corridor implementation plans. The proposed project is consistent with this General Plan policy as it would provide high quality architectural and landscape design and use of sustainable materials and practices. The architectural treatment of building elevations and modulation of the massing stimulates visual interest. Adequate open space consistent with City design guidelines is proposed to ensure a livable quality environment.

The proposed project is consistent with the General Plan goals and policies through its high level of architectural design and site layout. Therefore, the proposed project improvements and land uses meet the intent and the applicable development standards of the City's Zoning Code, Subdivision Code, and the General Plan.

C. That the site is physically suitable for the type of development.

Finding of Fact:

The proposed project consolidates 27 parcels into two (2) parcels for the development of 55 dwelling units and one (1) parcel for the storm drain pump station, totaling 3.71 acres. The residential buildings will front Baldwin Avenue with full movement vehicular access onto Rose Avenue. The project complies with the maximum density and lot coverage requirements and in some cases exceeds the Zoning Code design intent and/or requirements. However, due to the significant easements encumbering the site, Variances and Modifications have been requested. Staff has worked with the applicant to achieve a site plan that is able to meet the intent of the Zoning Code to the greatest feasible extent. The site is physically suitable for the proposed development.

- D. That the site is physically suitable for the proposed density of development.

Finding of Fact:

The high density residential designation allows a maximum density of 25 dwelling units per acre (du/ac) for a maximum of 92 units for the site 3.71 acre site. The proposed density is 14.8 du/ac and is well within the maximum allowable density. Therefore, the site is physically suitable for the proposed density of development.

- E. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Finding of Fact:

The project site is vacant and has no trees on the site. The project site is surrounded by urban land uses and does not contain identified native or sensitive species, riparian or sensitive habitats or wetlands. Therefore, the proposed project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Finding of Fact:

The proposed project will be located in an urbanized built-out community with existing and compatible residential and commercial uses, and therefore not likely to cause serious public health problems. Conditions of approval have been incorporated into the project or will be implemented to ensure that the proposed project will not negatively impact the surrounding properties or land uses in the area. Additionally, before the issuance of City development permits and/or a Certificate of Occupancy, the project is required to comply with all conditions set forth in the resolution of approval, from the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

- G. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record and to easements established by judgment of a court of competent jurisdiction. No authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Finding of Fact:

The project does not interfere with any existing public access easements through or use of the proposed subdivision. Standard utility easements will remain in place for use by utility companies for the provision of water and electrical lines. Required utility easements will be conditioned and be recorded as part of the map recording. There are a total of nine (9) easements that encumber the property. They include an easement to the City for the existing storm drain pump station, roadway easements for both sides of Bessie Avenue, storm drain easements, sewer easements, utility easements, and large slope easements along Baldwin Avenue. The Site plan has been developed specifically to avoid these areas where permanent structures are not permitted.

The site has adequate access and an efficient internal circulation system and the project improvements and land uses are consistent with the intent and the applicable development standards of the City's Zoning Code, Subdivision Code, and the General Plan. Tentative Parcel Map No. 73961 has been evaluated by the City's Public Works Engineering Department, which has identified conditions and public improvements that will be required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws.

SECTION 7 – CONDITIONAL USE PERMIT FINDINGS. That all

necessary findings for the granting of Conditional Use Permit No. 20-15 for the 55 unit veterans affordable housing development pursuant to Section 17.24.050 of the El Monte Municipal Code can be made in a positive manner and are as follows:

- A. The granting of such Conditional Use Permit will not be detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity.

Finding of Fact:

The project is located in the C-3 General Commercial Zone which allows multiple-family residential uses with the approval of a conditional use permit. Pursuant to the Zoning Code, the project shall be built to R-4 High Density Residential standards. The project site is adjacent to properties zoned R-4 with single-family and multiple-family residential use to the east and west and commercial to the south. Therefore, the project is consistent and compatible with the surrounding area.

Conditions of approval have been incorporated into the project or will be implemented to ensure that the proposed project will not negatively impact the surrounding properties or land uses in the area. Additionally, before the issuance of City development permits and/or a Certificate of Occupancy, the project is required to comply with all conditions set forth in the resolution of approval, from the Building and Safety Division,

Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

- B. The use applied for at the location is properly one for which a Conditional Use Permit is authorized.

Finding of Fact:

Pursuant to Section 17.24.040(48) of the El Monte Municipal Code, the proposed 55 unit veterans affordable housing development is permitted in the C-3 General Commercial zone with the approval of a Conditional Use Permit by the City's Planning Commission.

- C. The site for the proposed use is adequate in size and shape to accommodate such use; and that all yards, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust such use with the land and uses in the neighborhood are provided.

Finding of Fact:

Per the Zoning Code, residential uses in the C-3 zone shall be built to R-4 standards. The project proposes to construct 55 units for homeless and low income veterans on a 3.71 acre site. The project consist of six (6), 3-story residential buildings and one (1), one-story community building for a total of 61,970 gross square feet of building area. The proposed project complies with all standards of the R-4 zone with the exception of minimum unit size, private open space areas, and building separations for portions of the first-floor, in which Variances and a Modification are being requested due to the significantly high number of easements on the site. The project exceeds parking and total landscape standards. With the approval of the Variances and Modification, the proposed site is adequate in size and shape to accommodate the proposed use.

- D. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed uses

Finding of Fact:

The project site will be located along Baldwin Avenue, a major arterial with full movement access onto Rose Avenue. Baldwin Avenue can carry the highest volumes of traffic at the highest speeds with limited interferences to traffic flow. However, it may also serve as major transit corridors and can accommodate convenient and safe pedestrian travel. Based on the traffic analysis, the project would generate approximately 133 daily weekday trips including 10 trips during the a.m. peak hour and 12 trips during the p.m. peak hour. The proposed project would not create any significant traffic impacts at any nearby intersections or roadways based on the number of trips generated by the project and would not trigger any City impact thresholds. Therefore, the streets are able to accommodate the amount of traffic that the proposed

project will generate and approval of this Conditional Use Permit would have minimal traffic impacts on the existing roadway system.

- E. The granting of such Conditional Use Permit will not adversely affect the purpose, goals, and policies of the El Monte General Plan of 2011.

Finding of Fact:

The proposed veteran affordable supportive housing project is considered to be a form of special needs housing and addresses the following special need groups as identified in the 2014-2021 El Monte Housing Element: Persons with Disabilities, Homeless People and Veterans. Besides directing the City to preserve and create opportunity for affordable housing, the Housing Element supports and outlines direction for the City to make provisions for supportive housing to individuals with special needs. According to the 2010 Census, the City is home to 2,173 veterans. The City's Housing Element states that many veterans experience high levels of post-traumatic stress disorder, injuries from service, and other conditions that make it difficult to obtain jobs and find suitable housing. Mercy Housing currently provides 40 housing units to homeless veterans at the El Monte Veterans Village. The proposed project will provide additional housing for homeless and low income veterans and their families. Specifically, the project is consistent with the following General Plan goals and policies: LU-4.1 Housing Opportunities, LU-9.2 Housing Types, LU-9.7 Housing Design, H-4.2 Family Housing, H-4.3 Partnerships, H-4.4 Homeless People, H-4.5 Housing Assistance, and H-4.6 Affordable Housing Preservation. Therefore, the granting of such Conditional Use Permit is consistent with and will not adversely affect the purpose, goals, and policies of the El Monte General Plan of 2011.

SECTION 8 – VARIANCE FINDINGS. That all necessary findings for the granting of a Variance pursuant to Section 17.20.110 of the El Monte Municipal Code can be made in a positive manner and are as follows:

- A. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

Finding of Fact: The Variance is being requested pursuant to Chapter 17.20 to permit design flexibility for the development. The request includes the following elements:

Minimum Dwelling Unit Size: Pursuant to EMMC Section 17.42.020(H) no dwelling shall contain less than: 800 square feet of floor area for a one-bedroom unit, 1,000 square feet of floor area for a two-bedroom unit, and 1,200 square feet of floor area for a three-bedroom unit. A Variance is being requested to reduce the floor area for one-bedroom units to 677 square feet and 977 square feet for the two-bedroom flats. The two-

bedroom townhome-style units and the three-bedroom units comply with the minimum square footage requirements.

Both the east and west sides of the site are constrained by significant easements, and a portion of the site is dedicated to the storm drain pump station, the buildable area of the site is greatly limited. The Variance requested for slight reductions in unit sizes allows the project to use the site in a manner consistent with the development potential if the site had not had 27 percent of the area dedicated to easements. It is also important to note that of the 55 dwelling units, 34 of them will comply with the minimum dwelling size. This includes the majority of 2-bedroom units and all 3-bedroom units. As such, it is staff's belief that the applicant has made every effort to comply with the minimum dwelling unit size requirements as feasible under the circumstances.

Private Open Space: Pursuant to EMMC Section 17.42.020(I), at least 200 S.F. of the required total open space shall be in private open space contiguous to each unit. Contiguous private open space shall have a minimum dimension of 10 linear feet horizontally in each direction. The total open space required for the project is 33,000 S.F. or 600 S.F. per unit, of which 200 S.F. per unit or 11,000 S.F. shall be private open space. The project exceeds the total open space requirement by providing a total of 41,542 S.F. including 36,900 S.F. of common open space areas. A Variance is being requested to reduce the amount of required private open space to 60 S.F. per unit with a minimum dimension of six (6) feet for a total of 4,642 S.F. The private open space is provided through ground floor patios and/or second-floor balconies.

Both the east and west sides of the site are constrained by significant easements, and a portion of the site is dedicated to the storm drain pump station, the buildable area of the site is greatly limited. The Variance requested for reductions in private open space areas allows the project to use the site in a manner consistent with the development potential if the site had not had 27 percent of the area dedicated to easements.

The project exceeds the total usable outdoor open space requirement and provides a tot lot and edible gardens for cultivation in addition to providing a large community building. The project proposes activities and services for the residents in which to gather as a community. Therefore, the Variance request would not create a negative impact nor deprive the residents' enjoyment of open space activities.

- B. The granting of the Variance will not be materially detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity in which the property is located.

Finding of Fact:

The project is located in the C-3 General Commercial Zone which allows multiple-family residential uses with the approval of a conditional use permit. Pursuant to the Zoning Code, the project shall be built to R-4 High Density Residential standards. The project site is adjacent to properties zoned R-4 with single-family and multiple-family residential

uses to the east and west and commercial uses to the south. Therefore, the project is consistent and compatible with the surrounding area.

Conditions of approval have been incorporated into the project or will be implemented to ensure that the proposed project will not negatively impact the surrounding properties or land uses in the area. Additionally, before the issuance of City development permits and/or a Certificate of Occupancy, the project is required to comply with all conditions set forth in the resolution of approval, from the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

- C. Because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classifications.

Finding of Fact:

The Variance is being requested pursuant to Section 17.20 to permit design flexibility for the development. The request includes the following elements:

Minimum Dwelling Unit Size: Pursuant to EMMC Section 17.42.020(H) no dwelling shall contain less than: 800 square feet of floor area for a one-bedroom unit, 1,000 square feet of floor area for a two-bedroom unit, and 1,200 square feet of floor area for a three-bedroom unit. A Variance is being requested to reduce the floor area for one-bedroom units to 677 square feet and 977 square feet for the two-bedroom flats. The two-bedroom townhome-style units and the three-bedroom units comply with the minimum square footage requirements.

Both the east and west sides of the site are constrained by significant easements, and a portion of the site is dedicated to the storm drain pump station, the buildable area of the site is greatly limited. The Variance requested for slight reductions in unit sizes allows the project to use the site in a manner consistent with the development potential if the site had not had 27 percent of the area dedicated to easements. It is also important to note that of the 55 dwelling units, 34 of them will comply with the minimum dwelling size. This includes the majority of 2-bedroom units and all 3-bedroom units. As such, it is staff's belief that the applicant has made every effort to comply with the minimum dwelling unit size requirements as feasible under the circumstances.

Private Open Space: Pursuant to EMMC Section 17.42.020(I), at least 200 S.F. of the required total open space shall be in private open space contiguous to each unit. Contiguous private open space shall have a minimum dimension of ten (10) linear feet horizontally in each direction. The total open space required for the project is 33,000

S.F. or 600 S.F. per unit, of which 200 S.F. per unit or 11,000 S.F. shall be private open space. The project exceeds the total open space requirement by providing a total of 41,542 S.F. including 36,900 S.F. of common open space areas. A Variance is being requested to reduce the amount of required private open space to 60 S.F. per unit with a minimum dimension of six (6) feet for a total of 4,642 S.F. The private open space is provided through ground floor patios and/or second-floor balconies.

Both the east and west sides of the site are constrained by significant easements, and a portion of the site is dedicated to the storm drain pump station, the buildable area of the site is greatly limited. The Variance requested for reductions in private open space areas allows the project to use the site in a manner consistent with the development potential if the site had not had 27 percent of the area dedicated to easements.

The project exceeds the total usable outdoor open space requirement and provides a tot lot and edible gardens for cultivation in addition to providing a large community building. The project proposes activities and services for the residents in which to gather as a community. Therefore, the Variance request would not create a negative impact nor deprive the residents' enjoyment of open space activities.

D. The granting of such variance will not adversely affect the comprehensive General Plan.

Finding of Fact:

The proposed veterans affordable supportive housing project is considered to be a form of special needs housing and addresses the following special need groups as identified in the 2014-2021 El Monte Housing Element: Persons with Disabilities, Homeless People and Veterans. Besides directing the City to preserve and create opportunity for affordable housing, the Housing Element supports and outlines direction for the City to make provisions for supportive housing to individuals with special needs. According to the 2010 Census, the City is home to 2,173 veterans. The City's Housing Element states that many veterans experience high levels of post-traumatic stress disorder, injuries from service, and other conditions that make it difficult to obtain jobs and find suitable housing. Mercy Housing currently provides 40 housing units to homeless veterans at the El Monte Veterans Village. The proposed project will provide additional housing for homeless and low income veterans and their families. Specifically, the project is consistent with the following General Plan goals and policies: LU-4.1 Housing Opportunities, LU-9.2 Housing Types, LU-9.7 Housing Design, H-4.2 Family Housing, H-4.3 Partnerships, H-4.4 Homeless People, H-4.5 Housing Assistance, and H-4.6 Affordable Housing Preservation.

As demonstrated, the proposed project is consistent with the goals and policies of the General Plan by developing a housing development that is of high quality design, provides a consistent use of architectural details and materials, is pedestrian in its focus and scale, and creates attractive and compatible residential frontages. The proposed project meets all of the design guidelines as listed in the Community Design Element,

with conditions imposed. Therefore, the granting of such variance will not adversely affect the comprehensive General Plan.

SECTION 9 – MODIFICATION FINDINGS. That all necessary findings for the granting of a Modification pursuant to Section 17.20.110 of the El Monte Municipal Code can be made in a positive manner and are as follows:

- A. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

Finding of Fact:

Pursuant to EMMC Section 17.42.020(F), there shall be a minimum distance of ten (10) feet between buildings used for dwelling purposes on the same lot. A Modification is requested to reduce the minimum distances between buildings to 6'-7" for a portion of the first-floor only for Buildings 1 & 2 at Baldwin East and to 7'-6" for a portion of the first-floor only for Buildings 1 & 2 and Buildings 3 & 4 at Baldwin West. The distances between the remaining buildings and all upper floors will comply with the ten (10) foot separation requirement. The areas where the buildings are separated by less than ten (10) feet are between utility rooms and stairways, thereby not creating a negative impact on the residential living areas.

The site is constrained by significant easements and a portion of the site is dedicated to the storm drain pump station; the placement, separation, and orientation of buildings is greatly limited. The Modification requested for reductions in first floor building separation requirements allows the project to use the site in a manner consistent with the development potential if the site had not had 27 percent of its area dedicated to easements. Furthermore, the proposed separations mentioned above are necessary to break up the scale and massing of the structures that would otherwise be connected as single buildings. The project also includes design features to address massing and shade and shadow concerns. The reduced separation is only for a portion of the first floor building length with the upper floors stepped back.

Staff believes that the orientation and placement of the buildings is well designed, and the building separations provide for adequate light and air circulation and creates an attractive and high quality living environment.

- B. The granting of the Modification will not be materially detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity in which the property is located.

Finding of Fact:

The project is located in the C-3 General Commercial Zone which allows multiple-family residential uses with the approval of a conditional use permit. Pursuant to the Zoning Code, the project shall be built to R-4 High Density Residential standards. The project site is adjacent to properties zoned R-4 with single-family and multiple-family residential use to the east and west and commercial to the south. Therefore, the project is consistent and compatible with the surrounding area.

Conditions of approval have been incorporated into the project or will be implemented to ensure that the proposed project will not negatively impact the surrounding properties or land uses in the area. Additionally, before the issuance of City development permits and/or a Certificate of Occupancy, the project is required to comply with all conditions set forth in the resolution of approval, from the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

- C. Because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classifications.

Finding of Fact:

Pursuant to EMMC Section 17.42.020(F), there shall be a minimum distance of ten (10) feet between buildings used for dwelling purposes on the same lot. A Modification is requested to reduce the minimum distances between buildings to 6'-7" for a portion of the first-floor only for Buildings 1 & 2 at Baldwin East and to 7'-6" for a portion of the first-floor only for Buildings 1 & 2 and Buildings 3 & 4 at Baldwin West. The distances between the remaining buildings and all upper floors will comply with the ten (10) foot separation requirement. The areas where the buildings are separated by less than ten (10) feet are between utility rooms and stairways, thereby not creating a negative impact on the residential living areas.

The site is constrained by significant easements and a portion of the site is dedicated to the storm drain pump station, the placement, separation, and orientation of buildings is greatly limited. The Modification requested for reductions in first floor building separation requirements allows the project to use the site in a manner consistent with the development potential if the site had not had 27 percent of the area dedicated to easements. Furthermore, the proposed separations mentioned above are necessary to break up the scale and massing of the structures that would otherwise be connected as single buildings. The project also includes design features to address massing and shade and shadow concerns. The reduced separation is only for a portion of the first floor building length with the upper floors stepped back.

Staff believes that the orientation and placement of the buildings is well designed, and the building separations provide for adequate light and air circulation and creates an attractive and high quality living environment.

- D. The granting of such modification will not adversely affect the comprehensive General Plan.

Finding of Fact:

The proposed veterans affordable supportive housing project is considered to be a form of special needs housing and addresses the following special need groups as identified in the 2014-2021 El Monte Housing Element: Persons with Disabilities, Homeless People and Veterans. Besides directing the City to preserve and create opportunity for affordable housing, the Housing Element supports and outlines direction for the City to make provisions for supportive housing to individuals with special needs. According to the 2010 Census, the City is home to 2,173 veterans. The City's Housing Element states that many veterans experience high levels of post-traumatic stress disorder, injuries from service, and other conditions that make it difficult to obtain jobs and find suitable housing. Mercy Housing currently provides 40 housing units to homeless veterans at the El Monte Veterans Village. The proposed project will provide additional housing for homeless and low income veterans and their families. Specifically, the project is consistent with the following General Plan goals and policies: LU-4.1 Housing Opportunities, LU-9.2 Housing Types, LU-9.7 Housing Design, H-4.2 Family Housing, H-4.3 Partnerships, H-4.4 Homeless People, H-4.5 Housing Assistance, and H-4.6 Affordable Housing Preservation.

As demonstrated, the proposed project is consistent with the goals and policies of the General Plan by developing a housing development that is of high quality design, provides a consistent use of architectural details and materials, is pedestrian in its focus and scale, and creates attractive and compatible residential frontages. The proposed project meets all of the design guidelines as listed in the Community Design Element, with conditions imposed. Therefore, the granting of such modification will not adversely affect the comprehensive General Plan.

SECTION 10 – APPROVALS AND CONDITIONS. That the Planning

Commission determines that the project is in accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, and has determined the project is Statutorily Exempt, and does hereby approve Tentative Parcel Map No. 73961, Conditional Use Permit No. 20-15, Variance Nos. 04-15 and 05-15, and Modification No. 45-15 subject to the following conditions:

GENERAL

1. The project shall substantially conform to Tentative Parcel Map No. 73961, Conditional Use Permit No. 20-15, Variance Nos. 04-15 and 05-15, and Modification No. 45-15 and the associated plans presented to the Planning Commission on March 22, 2016.
2. The Tentative Parcel Map approval as contained herein shall be effective for a period of twenty-four (24) months from the date of effective approval thereof; provided however, that prior to such date, building permits shall have been obtained or a time extension shall have been approved by the Planning Commission in accordance with Section 16.10.140 of the EMMC and the State Subdivision Map Act.
3. Approvals for the Conditional Use Permit, Variances, and Modification shall be effective for the valid life of the Tentative Parcel Map and shall remain effective for a period of six months from the date of the final recordation of the map; provided however, that prior to such date, building permits shall have been obtained or a time extension shall have been approved by the Planning Commission.
4. All pedestrian gates and first floor doorways shall be a minimum of 36 inches wide to comply with ADA standards. **(ADDED BY THE PLANNING COMMISSION ON 3/22/16)**
5. Prior to issuance of certificate of occupancy, the applicant shall provide the City with contact information for the onsite manager. The onsite manager shall be available to respond to calls 24 hours a day, 7 days a week. **(ADDED BY THE PLANNING COMMISSION ON 3/22/16)**

6. A copy of the approving resolution shall be printed or attached to the development plans that are to be submitted during the plan check process.
7. All applicable conditions of approval shall be met or deemed to have been addressed by the City Planner or his designee prior to final inspection and prior to either issuance of building permits or occupancy of any buildings.
8. All Planning Division, Building Division, Code Enforcement Division, Engineering Division, and Los Angeles County Fire Department standards and conditions shall be complied with prior to the issuance of building or another time specified in the conditions or approval or as outlined in City Codes.
9. All City and LA County Fire Department standards and conditions shall be implemented prior to final inspection and prior to occupancy of any building.
10. The applicant and property owner shall sign and submit an affidavit accepting all conditions of approval contained in the Planning Commission Resolution prior to issuance of Building Permits for the proposed project.

LEGAL

11. By acceptance of the approval of the project by the City, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.
12. The applicant and City shall enter into a Subdivision Improvement Agreement prior to recordation of the Final Parcel Map for the design, acquisition, installation, construction, dedication and one-year warranty for all of the public infrastructure improvements required by the conditions of approval for Tentative Parcel Map No. 73961.
13. The project shall comply with all provisions of the 2015 Disposition and Development Agreement between the El Monte Housing Authority and Mercy Housing California, including selection of tenants preference to Veterans and their families and to persons who reside and work in the City.
14. An agreement for property maintenance shall be required and shall be reviewed and approved by the City Attorney. The Agreement shall be submitted for review by the City Attorney and shall be approved and recorded before building permits are issued and before a final map is approved an/or recorded.

- a. Parking. The Agreement shall address and ensure that all residential and guest parking is allocated and properly marked for use. A total of 87 parking spaces shall be provided. Each enclosed garage space shall also be kept clear and available for the parking of vehicles. Parking decals shall be required for all cars registered with the leasing agreement. All office parking shall be made available for guest parking after business hours. Parking shall be monitored and enforced 24-hours by onsite management.
- b. On-going maintenance criteria, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking areas/stripping, pedestrian pathways/open space areas, lighting and irrigation fixtures, walls and fencing, landscaping and related landscape improvements and the like, as applicable).

CONSTRUCTION

15. The Applicant shall ensure that the contractors conduct construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 5:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.
16. The applicant shall distribute a notice prior to the commencement of construction activities to residents within 300 feet of the project boundary of properties that abut the project site. The notice shall include the contact information of the project manager and City of El Monte Planning Division staff. The notice shall be distributed in English, Spanish, Chinese, and Vietnamese languages. **(ADDED BY THE PLANNING COMMISSION ON 3/22/16)**
17. A truck/traffic construction management plan is required for this project pursuant to the Department of Transportation. All construction traffic regarding the movement of heavy equipment and graded materials are limited to off peak hours. This plan shall be approved prior to the issuance of Building Permits.
18. The project must comply and be designed to meet the all requirements of the 2013 California Building Code. All building safety, geotechnical, mechanical, electrical, plumbing, and accessibility requirements will be reviewed for compliance during plan review.
19. Prior to commencing site preparation activities, the project site shall be secured with a fence to prevent unauthorized access to the site and the fence shall contain a screening material to screen construction activities from view. The temporary screening fence shall be installed to the satisfaction of the Economic Development

Department and shall be maintained in good condition (free of tears, holes, crack lines, debris, etc.) at all times. At the primary entrance to the site, the screening material shall be reduced to a maximum height of four feet to provide visibility into the site at all times and for public safety purposes. The project site shall also have a minimum of one sign of quality material depicting the proposed development, which shall include renderings, project opening date, and City Council information. The signs shall be designed and installed to the satisfaction of the Economic Development Department and maintained in good condition (free of tears, graffiti, holes, cracks, fading, debris, etc.) at all times.

20. Prior to the commencement of construction on the site, the developer shall schedule a pre-construction meeting between the general superintendent or field representative and the Planning Division to discuss the approved plans and construction requirements.
21. The developer and project construction manager shall be required to work with City Staff to identify all public and private schools within a 1000-foot radius from the project site. The applicant/construction manager shall be required to contact all identified schools to notify the principal of the school about the proposed project, construction periods, and planned trucking routes, and to coordinate trucking activities to and from the site. Trucking deliveries and pickups from the project site shall be prohibited during the periods identified by a school within the radius and during peak hours when children are coming to or leaving the school. Additionally, all project sites located within this specified radius shall be required to maintain one onsite flag personnel to direct trucking activities coming to and leaving the site during all phases of project construction and until the project has received final approval. The applicant shall be required to submit to the Planning Division a written letter showing evidence that this condition has been satisfied prior to issuance of a building permit.
22. Prior to the issuance of certificate of occupancy, the applicant shall provide a supplemental acoustical analysis for review and approval by the Economic Development Department to verify adequate structural noise protection to meet the 45 dBA CNEL interior standard for residential buildings. Supplemental ventilation (most likely air conditioning with a fresh make-up air inlet) is required in any livable space where window closure to shut out transportation noise is needed to meet interior standards. **(ADDED BY THE PLANNING COMMISSION ON 3/22/16)**
23. During the construction process all related activities, including but not limited to, loading, unloading, storage of equipment and materials, and parking of employee vehicles are prohibited within the public R.O.W. All such activities shall be conducted only on the project site and not in the public R.O.W.
24. All onsite activities shall comply with the City of El Monte Noise Ordinance at all times.

25. Automatic gas shut off/earthquake safety valves shall be installed for each gas meter location.
26. All trash and refuse (i.e. solid waste) shall be disposed of in dumpsters or other like containers; and all such waste shall be removed from the premises on a routine basis, as provided under EMMC Chapter 8.20, by a solid waste hauler duly franchised to provide such service to the property. Applicant shall divert fifty percent (50%) of its solid waste through recycling services provided by a solid waste hauler duly franchised to provide such service to the property. Pending completion of all construction activities upon the property, surplus construction materials shall be stored so as to be screened from view when not actually in use. All construction and demolition debris shall be removed from the property in compliance with EMMC Chapter 8.20. The removal of all solid waste arising out of the construction and demolition process shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services for construction and demolition projects within the City of El Monte. The removal of all other wastes from the property shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services to residential and commercial properties within the City of El Monte.
- a. Prior to the issuance of a Building Permit, the developer shall submit to the Building Safety Division, the Environmental Services Division and the City Code Enforcement Division, the name and contact information for the contracted waste hauler. It shall be the developer's obligation to ensure that the waste contractor utilized has obtained permits from the City of El Monte to provide such services.
 - b. Prior to final approval for occupancy, and in addition to any other requirements set forth under the El Monte Municipal Code or by the Chief Building Official, the developer shall submit to the Building and Safety Division, the receipt(s) showing evidence that the waste and debris generated during the construction process were properly disposed and/or diverted.
 - c. Except as otherwise authorized pending the completion of the construction and demolition activities authorized under this resolution, solid waste containers and bulky items may not be stored or maintained at locations designated for parking and must be maintained in those locations designated for the temporary storage of solid waste and bulky items.
27. The site and the public R.O.W. adjacent to any portions of the site shall be maintained in a condition which is free of debris both during and after the construction, addition or implementation of the entitlements granted herein. All trash and refuse shall be disposed of in dumpsters and be removed from the premises on an as needed basis. Any surplus construction materials shall be stored so as to be screened from public view when not actually in use and be removed from the property upon completion of construction activities. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, the applicant or by a permitted waste contractor, who has been

authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, and construction areas within the City.

- a. Prior to issuance of a Building Permit, the developer shall submit to the City, the name and contact information for the contracted waste hauler. It shall be the developer's obligation to insure that the waste contractor utilized has obtained permits from the City of El Monte to provide such services.
- b. Prior to final approval for occupancy, the applicant shall submit to the Planning Division, the receipt(s) showing evidence that the waste and debris generated during the construction process were properly disposed.

28. Fire protection facilities; including access, must be provided prior to and during construction.

29. All staging areas and storage of equipment and materials shall be set back from adjacent residential uses.

ART IN PUBLIC PLACES

30. The project shall be required to comply with the Art in Public Places Ordinance. The project applicant shall submit plans for the display of public art or a project place monument within the development, which shall be approved by the Art in Public Places Committee.

SITE PLAN

31. Prior to the recording of the Final Map, the City and/or developer shall submit a composite development plan showing all required and intended public and private improvements for the land parcels and public roadway as delineated in the Map approved herein.

32. The Applicant shall submit a design for the onsite trash enclosure(s) for review and approval by the Planning Division and the City's Solid Waste Service Provider during the plan check process. All trash enclosures shall be screened and buffered from public view. The trash enclosures shall include a designated area for solid waste disposal and a designated area for recycling disposal. The design will be reviewed for aesthetic value and use of quality materials. All outside trash and garbage collection areas shall be paved and enclosed on at least three (3) vertical sides by a solid five (5) foot high wall and on the fourth side by a view obscuring gate to screen the containers from view. Trash enclosures shall be of a size sufficient to contain all trash containers maintained outside the building. The finish and color of the enclosure shall be designed to match a primary element from the site building style as well as incorporate a decorative cover per the approval of the City Planner.

33. All garages shall incorporate the use of automated garage door opener and lighting. Said garage door and opener must be maintained in an operable state at all times, and shall maintain an inside "clear" dimension of 10'X20'.
34. Decorative pavers shall be installed at the project entrance and in other locations along the common driveways to break up the paving to the satisfaction of the City Planner.
35. The applicant shall install a security system with HD cameras throughout the project site. The plan shall be reviewed by the El Monte Police Department and such recording shall be available for the El Monte Police Department for a minimum of 45 days.
36. The project shall provide a minimum of 15 bicycle racks throughout the site strategically located near building entrances, amenities and open space areas. Bicycle racks and storage lockers shall be decorative. Open space areas shall include decorative benches, trash containers, picnic/BBQ areas and other outdoor amenities to the satisfaction of the City Planner. During the plan check process, the applicant shall provide specification sheets of the selected decorative items.
(ADDED BY THE PLANNING COMMISSION ON 3/22/16)

LANDSCAPING

37. The applicant shall be required to submit to the Planning Division for review and approval of a detailed landscape/irrigation plan for the site that is prepared by a State Licensed Landscape Architect. The plan shall address the following items:
 - a. Comply with the State mandated Model Water Efficient Landscape Ordinance (MWELO) 2015 update and Chapter 17.11 - Water Efficiency of the El Monte Municipal Code (EMMC). The document package may be downloaded on the City website under Building and Safety or contact the Building and Safety Division at (626) 580-2050.
 - b. An automatic timed underground irrigation system shall be installed and maintained for each landscaped area.
38. The landscape plan shall provide for a variety of groundcover, grasses, shrubs, perennials, and ornamental trees with various textures, heights, size and a variety of foliage and flower color, per EMMC Section 17.10.030(A)(1). The landscape plan shall include a Plant Legend containing: plant symbol, scientific name of plant material, common name of plant material, plant container size, and plant spacing in "inches". Single row and triangle plant spacing are preferred. Very low, low and medium water usage plant materials are encouraged.

39. The applicant shall work with the City Planner and adjacent property owners and residents to select dense vertical landscaping adjacent to residentially developed properties to the satisfaction of the City Planner. **(ADDED BY THE PLANNING COMMISSION ON 3/22/16)**
40. The minimum size for required trees shall be 36" box and subject to the review and approval of the City Planner. An automatic timed underground irrigation system shall be installed and maintained for each landscaped area.
41. Turf block shall be installed at Baldwin West from the manager's garage to the emergency access gate. The turf block shall be reviewed and approved by the Fire Department prior to installation. **(ADDED BY THE PLANNING COMMISSION ON 3/22/16)**
42. All landscape and irrigation areas shall be installed prior to a certificate of occupancy.
43. Landscaping, including all plants and trees shall be inspected one year after installation to ensure plants are thriving and irrigation components are working and properly maintained. **(ADDED BY THE PLANNING COMMISSION ON 3/22/16)**

LIGHTING

44. The developer shall submit a photometric plan to the Public Works Department for review and it shall provide a minimum of 1 foot-candle throughout the site. Where available and deemed necessary by the City Planner, the system must be equipped with vandal resistant covers and be shielded to direct light away from all neighboring uses, and comply with CALGreen or local ordinance, whichever is more stringent. The lighting plan shall include the design and specifications for all proposed exterior site lighting fixtures and shall be reviewed for quality, aesthetics, and illumination values.
45. The developer shall submit for review by the Planning Division and the Engineering Department, the design and specifications for all proposed lighting fixtures proposed for the buildings, drive aisles, parkways, parking areas, pathways, and surrounding areas within the development. The fixtures shall be reviewed for quality, aesthetics, illumination values, sustainability values such as LED and shall be decoratively and architecturally consistent with the building design. The number, location, height, style and design shall be reviewed and approved by the Planning Division and Engineering Department prior to issuance of building permits.

UTILITIES AND MECHANICAL EQUIPMENT

46. All onsite utilities service lines shall be underground and not visible to the public view.
47. The applicant shall submit a composite utility plan depicting the location of above ground utility appurtenances. The exact location of the equipment shall be approved by the Planning Division, during the plan check process, and shall be installed as per approved plans. They shall not be allowed within the parking, turnaround and landscape areas or on any façade facing a public street.
48. All mechanical equipment placement and screening shall be included on the composite development plan and shall be reviewed and approved by the Planning Division prior to installation. Where practicable and as shown on the plans approved by the Planning Commission in the course of obtaining the requested entitlements, mechanical equipment, heating, ventilation, air conditioning (HVAC) units, satellite dish systems, solar panels, thermal solar heaters, utility meters, above ground utility and fire safety connections will be, screened, located out of public view or be architectural integrated into the project design. Plant material is not an acceptable screening device.

FENCES AND WALLS

49. Prior to the demolition of any existing property line walls and/or fences and construction of a new property line concrete block wall(s), the developer shall make reasonable efforts to coordinate and obtain approval from neighboring property owner(s) to remove any existing wall(s) and/or fence(s). Written authorization from the neighboring property owner shall be provided for the removal of an existing wall and construction of a new property line wall upon submittal for plan check.
50. All fences and walls shall be decorative. Block walls shall be split face concrete masonry block with pilasters and decorative cap.
51. A fence is prohibited across the common driveway or front walkway entrances along Rose Avenue.
52. All pedestrian gates shall be equipped with a key (security) code and meet ADA requirements.
53. Where proposed, new interior and perimeter fences and walls for the project site shall be of a decorative design and manufactured/built using durable materials and protective surfaces. The application of graffiti resistant coating and/or other anti-graffiti measures are required.

54. Architectural plans including a site plan, elevations, and mechanical specifications for all walls/fences/gates shall be submitted to the Planning Division for review and approval.

ARCHITECTURE

55. Prior to issuance of building permits, the plans shall specify the type of materials and colors that will be installed on exterior of residences.

56. All guard rails must be decorative and high quality material and shall be reviewed by the Planning Department during the plan check process.

57. During the plan check process the elevations shall be printed in color. All proposed materials shall be presented on a board and noted on the architectural plans.

SIGNS

58. The applicant shall submit and receive approval of a Sign Permit for the monument signs.

ENGINEERING AND PUBLIC WORKS

General:

59. Development Impact Fees associated with this project shall include but are not limited to the following fees and deposits; National Pollution Discharge Elimination System (NPDES) landscaped areas (impervious versus pervious) fee, applicable sewer fee, street fee, storm drain fee, traffic fee, quimby (Parkland Fees), deposits, technology enhancement fees. All applicable fees associated with demolition of existing structures, drainage, site development, and construction are based on actual square footage of any commercial development and number of residential units.

60. Developer shall obtain approval from the Los Angeles Fire Department (LACFD) for development's fire protection, fire flow requirements, access road(s) for development etc. and shall construct all Fire Department required improvements. LACFD approval will be required:

- i. Prior to Tentative Map Approval (LACFD Land Development Division)
- ii. Prior to Grading/Building Permits (LACFD Building Division)

61. Environmental Impact Study. The time limits set forth in this chapter for taking action on tentative maps shall not be deemed to commence until the subdivision is found exempt or an Initial Study is completed and a Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR), as appropriate, is prepared, processed, and a final environmental document, prepared in accordance with the provisions of the California Environmental Quality Act, is available for concurrent consideration with

the tentative map. The developer shall provide such additional data and information and shall deposit and pay such fees as may be required for the preparation and processing of environmental review documents pursuant to the City's procedures for implementation of the California Environmental Quality Act.

62. Onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary, and active wells must be depicted on all site plans, grading plans, tentative tract/parcel maps, and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well along with all other relevant information.
63. Engineering Geology and/or Seismic Safety Report. A preliminary engineering geology and/or seismic safety report, prepared in accordance with City guidelines, is required if the subdivision lies within a "medium risk" or "high risk" geologic hazard area as shown by maps on file contained within the safety element of the El Monte general plan.
64. A focused traffic study shall be prepared by a Registered Traffic Engineer and submitted to the Public Works Department for review and approval. The study shall focus on onsite and offsite circulation including but not limited to access locations, inbound/outbound turning movements, internal circulation, and parking operations to determine the need for additional striping, pavement markings, and signage that will improve motor vehicle and pedestrian safety.
65. Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Diversion Program form.
66. All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter, and/or asphalt pavement prior to final approval.
67. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health, safety, and to benefit the public.

Tract/Parcel Maps:

68. All Tract/Parcel Maps are to be recorded in the Los Angeles County Recorder's Office prior to issuance of "Notice of Completion"/Certificate of Occupancy" and an electronic copy of the recorded Tract Map is submitted to the Engineering Division for our records. A Registered Civil Engineer or Land Surveyor licensed by the State of California must prepare and submit the proper documents, legal descriptions and maps describing the tract map. The final City of El Monte approved tract map must be submitted to the Los Angeles County Recorder's Office for recordation.

69. All easements must be shown on the final map. Non temporary (permanent) building structures cannot be built over existing easements. Engineering design guidelines must be used accordingly with respect to permissible structures being designed adjacent to easements.
70. All survey monuments shall be set as shown on the recorded subdivision. If this is not possible, then an amended map should be processed showing the correct location of the set survey monuments. Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right of way. All disturbed and removed survey monuments in the public right of way shall be re-established and record of survey shall be filed with the County surveyor in accordance with applicable provisions of the state law.
71. Developer is responsible to install, document, and submit centerline tie information for new streets, revisions to existing streets, and replacement of centerline ties removed during construction.
72. City Attorney's Office to approve the CC&R's for the project. Owner or developer to contact the City Attorney's Office directly at (626) 580-2010 with any questions and comments.
73. The Title Company must submit to the Engineering Division a Final Subdivision Guarantee prior to final Tract Map approval by the City Engineer.

Grading and Drainage:

74. The Grading and Drainage Plan must include standard City of El Monte NPDES, Grading, and Drainage Notes which shall be prepared in accordance with the City of El Monte Grading Manual.
75. Soils Report. A preliminary soils report prepared in accordance with the City's grading ordinance shall be submitted. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects the soils report accompanying the final map shall contain an investigation of each lot within the subdivision.
76. A Hydrology Study Report, based on a 25-year frequency design storm or a 50-year frequency design storm, as dictated by the LA County DPW 2006 Hydrology Manual, must be submitted to the Engineering Division. The study must provide hydraulic calculations based on the given area and the ability of the existing storm drain infrastructure to receive and support the allotted drainage runoff. Drainage calculations shall adhere to City of El Monte standards, NPDES, and all other environmental regulations and requirements.

77. Applicant must show 100 year flood elevation and provide information proposed pad elevations are above this elevation or otherwise protected against a 100-year flood event.

78. Historical drainage patterns from adjacent properties shall be identified and maintained. The project shall accept and include in the drainage design any current drainage from adjacent properties.

79. The Storm Water Pollution Prevention Plan (SWPPP) is a document that addresses water pollution control for a construction project. The Construction General Permit (CGP) requires that all stormwater discharges associated with construction activity, where said activity results in soil disturbance of one acre or more of land area, must be permitted under the CGP and have a fully developed site SWPPP on-site prior to beginning any soil disturbing activities. The CGP requires the development of a project-specific SWPPP. The SWPPP must include the information needed to demonstrate compliance with all the requirements of the CGP. The SWPPP document must be written by a Qualified SWPPP Developer (QSD). The City requires that a Water Pollution Control Manager (WPC Manager) be responsible for the implementation of a SWPPP. The WPC Manager must have the same qualifications as a QSD. For further details pertaining to the State of California's requirement, please visit the following website:

<https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp>

A Waste Discharge Identification Number (WDID#) must be obtained prior to commencing any work.

80. Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175 and City of El Monte Ordinance No. 2840. This permit was issued by the State of California Regional Water Quality Control Board, Los Angeles Region on December 28, 2012 and the City Ordinance was passed and adopted June 10, 2014. The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a system that was designed to treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.

- i. Filtration and infiltration methods must be used to defray a large percentage of the storm water runoff into the storm drain system

Sewer:

81. Engineer shall submit sewer improvement plans and calculations showing the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite

sewer. Sewer Capacity/Area Study will be required to ensure the existing sewer system has sufficient capacity for the proposed development. Sewer cleanouts must be positioned at 10D-foot intervals on the lateral coming off the main sewer line. Applicant must obtain Will Serve Letter from County Sanitations District of Los Angeles County.

Sewer Lift Stations, where approved, shall be a privately owned and operated facility under the responsibility of the HOA or other Private Entity. Additionally:

- i. HOA/Private Entity shall provide 24 hour access via knox box to Sewer Lift Station in case of an emergency.
- ii. HOA/Private Entity will be responsible for payment to City of El Monte for emergency services/other services city provides to maintain a fully operational facility if the HOA/Private Entity fails to do so.

Water:

82. The water supply system serving the development shall be adequately sized to accommodate the total required domestic water and fire flows, in compliance with the City of El Monte Public Works Department and Los Angeles County Fire Department requirements. Engineer shall submit water system improvement plans and calculations for the development to the City for review and approval.

83. It is the applicants' responsibility to contact the Water Purveyor (California American Water Company) to obtain approval of service and that the purveyor has adequate water to provide such service. Provide acceptable analysis to verify sufficient water pressure and flow for:

- i. General conditions
- ii. During MID (maximum instantaneous demand) conditions
- iii. During fire flow and MID conditions
- iv. All existing water services no longer required as part of this development shall be abandoned at the mainline.

Overhead Utilities:

84. Developer shall underground any existing overhead utilities that are to serve the Project site. The final scope and design of the undergrounding of these overhead facilities is subject to SCE and other relevant utility provider approval. All utilities serving the proposed development must be placed below ground.

85. Any utility poles conflicting with the proposed improvements shall be relocated at the applicant's expense.

Parking Lot and Driveways:

86. All parking lots and driveways shall be surfaced with asphaltic concrete to a minimum thickness of three (3) inches over a minimum aggregate base of six (6) inches or surfaced with Portland Cement concrete with a minimum thickness of five (5) inches over a three (3) inch aggregate base. After review of the probable vehicular traffic and the soils report for the project, additional material may be required at the discretion of the City Engineer. EMMC 17.08.030.

Street and Traffic:

87. All Streets fronting project shall be improved to meet current General Plan requirements for Right of Way and Roadway. Use Geotechnical Engineer's Report and APWA standard plans and specifications for roadway improvements. Prepare offsite improvement plans as necessary and provide an engineer's estimate for all public improvements. All offsite improvements shall be in complete compliance with the Americans with Disabilities Act (ADA).

88. Traffic control plans must be signed by a licensed State of California Traffic Engineer and submitted for review and approval.

89. Public improvements will be generated on the basis of the approved site plan. P.C.C. pavement and asphalt-concrete (AC.) thicknesses and strengths will be determined by the Registered Civil Engineer (project engineer of record) preparing the street plans and utility improvement plans.

90. Repair, remove, and replace deficient and/or damaged sidewalk, standard curb & gutter, handicapped access ramps, spandrels, and cross gutters adjacent to the development at the direction of the City Engineer/City Inspector. Use APWA standard plans and specifications.

91. Remove all existing improvements no longer intended for use (drive approaches, under sidewalk drains, meter boxes, etc.) and replace with new sidewalk and full height curb and gutter as required. Use APWA standard plans and specifications.

92. The Developer shall provide pedestrian access for maintenance at two (2) locations per parcel stairway access down the adjacent slope to Baldwin Ave.

93. Development impacting the surrounding roadway system must take into account and mitigate the additional traffic volumes and the altering of existing traffic patterns. In addition to designing appropriate access for the proposed development, planners and developers must strive to maintain a satisfactory transportation level of service and safety for all roadway users. Traffic mitigation concerns will take into account

the recommendations of the approved traffic impact study as performed by a State of CA licensed traffic engineer.

FIRE DEPARTMENT

94. The Final Map shall be submitted to our office for review and approval prior recordation. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires all weather access.
95. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
96. The proposed driveway within the development shall provide approved street names and signs. All future buildings shall provide approved address numbers.
97. Fire Department apparatus access shall be extended to within 150 feet of all portions of the exterior walls of any future buildings or structures.
98. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5
99. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
100. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
101. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
102. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
103. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3

104. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
105. Multiple residential buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.
106. A minimum five (5) foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
107. When security gates are provided, maintain a minimum access width of 26 feet. The security gate shall be provided with an approved means of emergency operation, and shall be maintained operational at all times and replaced or repaired when defective. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F220. Gates shall be of the swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person. Fire Code 503.6
108. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.

Water

109. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
110. The required fire flow for the public fire hydrant on this residential development is 2000 gallons per minute at 20 psi for a duration of three (3) hours, over and above maximum daily domestic demand.
111. Install 4 new public fire hydrants at locations approved by the Fire Department.
112. Public Fire hydrant improvement plans shall be submitted for review and approval prior clearance of the Final Map.
113. Install 3 Private on-site fire hydrants at locations approved by the Fire Department.

114. All on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
115. The required fire flow for a single private ON-SITE fire hydrant at this location is 1250 gpm at 20 psi residual pressure. If more than one on-site fire hydrant is required, the on-site fire flow shall be the same as required for public fire hydrants in accordance with Appendix Table B105.1. Fire Code C106
116. All on-site fire hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall. Exception: For fully sprinkled multi-family structures, on-site hydrants may be installed a minimum of 10 feet from the structure.
117. All private on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
118. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7.
119. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
120. All required public fire hydrants shall be tested and accepted prior to beginning construction. Fire Code 501.4

SECTION 11 – PLANNING COMMISSION APPROVAL. That the

Secretary of the Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicant.


Dallas Baker, Chairperson

ATTEST:


Marcella Magdaleno, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Marcella Magdaleno, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3430 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on March 22, 2016, by the following votes to wit:

AYES: Baker, Morales, Peralta

NOES:

ABSTAIN:

ABSENT: Garcia, Nuño


Marcella Magdaleno, Secretary
El Monte City Planning Commission